

\$1,095,000

LOT 112

3 COTTONWOOD LANE

AVAILABLE FROM JANUARY 2025



Steve Platt
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Ray White

www.woodridgehomes.nz

Licensed under REAA Act 2008

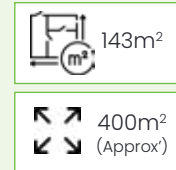


FEATURES



- Three bedrooms
- Master bedroom with ensuite
- Open kitchen – dining & living
- Deck off living
- Garaging with internal access
- Patio / courtyard for outdoor living

DIMENSIONS & TOPOGRAPHY



- Ground floor area 37m²
- First floor area 106m²
- Total floor area 143m²
- Section size 400m² (approx)
- Flat rear section with timber paling side & rear fences

Deposits held securely in Lawyers Trust Account

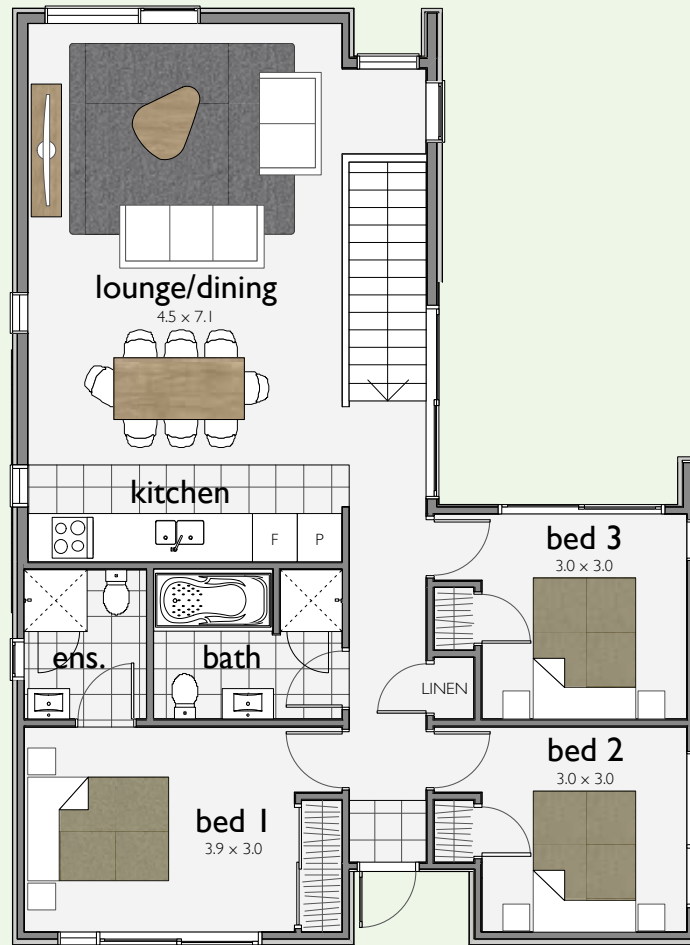


CREATIVE DESIGN
CONVENIENT LOCATION
QUALITY CONSTRUCTION

Licensed Building Practitioners.
As we have been building quality homes for more than 40 years, you have our security and experience on your side.

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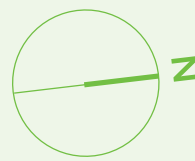
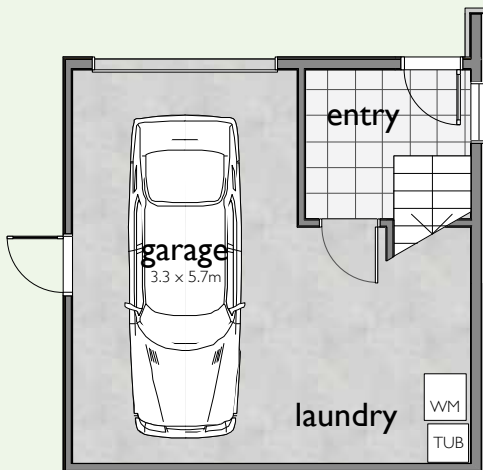




UPPER LEVEL

LOWER LEVEL

SITE PLAN



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SITE WORKS

Foundation

Specific designed and engineered Raft slab system .

Services

All underground services for power, gas, water, sewer & stormwater, connected to mains. Approved chorus ducting for phone & internet connection.

Driveway & Patios

Exposed aggregate.

Lawn

Sprayed hydro mulched OR Seeded lawn to all flat area's (All maintenance by owner from possession).

Clothesline

Folding Frame.

Fencing

As viewed - timber paling side & rear fences .

EXTERIOR

Roofing

Profiled Colorsteel roofing.

Spouting & Downpipes

Colorsteel spouting and downpipes.

Exterior Clad

Resene Integra Lightweight Concrete Façade & Axon panel.

Window Joinery

First New Metro Thermal Heart includes Solux-E Glass.

Garage Door

Coloured Sectional Door with auto-opener & remote control.

INTERIOR

Insulation Rating

Pink Batts - R2.8 & R4.3 wall & R5.0 ceiling (Note - this home meets current improved insulation standards).

Linings

Plaster Board throughout with Aquaboard to bathrooms. Villaboard behind tiled shower walls. All Plaster board areas plastered to level 4 and painted to a high quality finish.

Stair Handrail

Colour matched aluminum grab rail.

Trim

Skirting and doors finished with 60mm bevelled architrave. Square stop ceiling trim.

Doors

V Groove Flush hung doors with lever style hardware. Privacy locks to bathrooms & deadlock to house garage door.

Shelving Systems

Custom cabinetry & shelving - 18mm MDF with hang rails (as viewed).

Floor Coverings

Carpet to all living & bedroom area's. Ceramic tiling to entry, kitchen & bathroom area's. Garage Carpet & vinyl planking to laundry.

Laundry

Custom cabinetry with single s/ steel bowl, faucet tap & washing machine connections. High pressure Laminate bench top.



KITCHEN

MasterCraft Kitchen by Your Kitchen Ltd - with 10 year transferable Mastercraft Guarantee. Soft close drawers & hinges / Moisture resistant low formaldehyde MDF substrate / 30mm Engineered Stone Bench tops / Cabinetry to 2400mm high / pantry contains Space Tower Drawer System / Wall units with F & P HP90ICSX4 powerpak (extractor) over gas hob.

Appliances

Bosch - s/steel under bench oven, gas hob & dishwasher. Models: BSH SERIES 4 60CM PYRO B/I OVEN SKU: HBA574BS0A, BSH 75CM GAS C/TOP SKU:PCS7A5B90A, BSH SERIES 4 S/S 14PL B/UNDER D/WASHER SKU:SMU4HVS01A. Water feed Connection in fridge space.

Tapware

Paini Nove Sink Mixer. Glass Splashback.

Floor Coverings

Ceramic tiles with electric undertile heating.

BATHROOMS

Showers

Athena SlateForma shower trays with ceramic tiled walls & Cardo door system.

Bath

Varo 1520 freestanding.

Vanities

Nikau 750 Double drawer to main & ensuite.

Toilets

Levivi Marbella dual flush back to wall toilet suite.

Tapware

Paini Nove range including basin and shower mixers, bath/shower diverter. Slide shower systems.

Mirrors

Frameless to main & ensuite vanities.

Floor Coverings

Ceramic tiles.

Extraction Fans

150mm inline extraction fans.

HEATING & HOT WATER SYSTEM

Radiator System

Baxi Gas Boiler & Delonghi hot water radiators to living areas, hall and bedrooms.

Hot Water System

Rinnai Infinity 26 litre gas continuous hot water system with two controllers

ELECTRICAL - AS INSTALLED

Flush mounted distribution switchboard & meter cabinet complete with RCD'S and circuit breakers in garage. Fibre Ready Communications board with central connection for all data & tv. Single & Double sockets, including 3 with USB charger outlets. Recessed LED lights with switches including 3 x two way switching to main living. Batten holders with switches to bedrooms. Surface mounted LED strip lights to garage. Exterior LED bulkhead lights & twin sensor lights. Telephone/data and TV outlets. 600mm heated towel rails to main bath & ensuite.

Security System

Arrowhead Elite ESL Series Security system, 3 built in smoke detectors, panic switch to master bed. Operates over fibre network & can be controlled via a smartphone.



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